



WASHINGTON STATE DEPARTMENT OF
Natural Resources
Doug Sutherland - Commissioner of Public Lands

State Trust Lands at Hansville SOUTH PROPERTY

In Kitsap County

The S1/2 of the SW1/4 of the NE1/4, the S1/2 of the NE1/4 of the SW1/4, the NW1/4 of the SE1/4, the SE1/4 of the SE1/4, and the NE1/4 of the SE1/4 except the east 495 feet of the north 1290 feet of said NE1/4 of the SE1/4, of Section 16, Township 27 North, Range 2 East, Willamette Meridian, Kitsap County, Washington, according to U.S. Government subdivision procedures.

The Washington State Department of Natural Resources identifies the following encumbrances for convenience and informational purposes only and makes no warranties, expressed or implied, associated with this property:

1. That survey recorded April 15, 1986 in Volume 24 of Surveys at Page 125 under Auditor's File No. 8604150146, Kitsap County Records, reveals existing fence lines, which may indicate possible boundary conflicts. This survey also shows a distance of 30 feet from the south line of the NE1/4 of the SE1/4 to the south line of "Tax Lot 005", while the existing deed computes a distance of approximately 62 feet.

2. The statutory warranty deed showing Pope Resources, Grantor, and State of Washington, Grantee, as recorded December 29, 1989 under Auditor's File No. 8912290289, Kitsap County Records describes a portion of the above description as follows:

NW1/4 SE1/4, NE1/4 SE1/4 except East 495' of North 1290' and roads.

As a road would be 30', and 1290' equal 1320', I believe the intent was to except the East 495 feet of the NE1/4 of the SE1/4, excepting a 30' road along the south line. This quarter-quarter in fact measures 1352.08' leaving an approximate 32' gap between a road and the North 1290' feet. I have computed this parcel as the description reads literally, making no assumptions.

3. Portions of above property included in easements for right of ways for county roads granted to Kitsap County and filed under Department of Natural Resources file numbers 50-CR1119 and 50-CR2063.